

# City of Alexandria, Virginia

## MEMORANDUM

DATE: OCTOBER 29, 2010

TO: ALEXANDRIA TRANSPORTATION COMMISSION

FROM: FAROLL HAMER, DIRECTOR  
DEPARTMENT OF PLANNING AND ZONING

SUBJECT: UPDATE ON THE STATUS OF THE BEAUREGARD CORRIDOR PLAN

### **September 30<sup>th</sup> Community Meeting:**

City staff presented the fact that a transportation solution had not yet been found for the level of development tested. Roadway alternatives considered for the analysis include: alternate I-395 access scenarios, a new Sanger Avenue interchange at I-395, and a new parallel road between Seminary and Rayburn. Many of the options were infeasible due to impacts on the Winkler Preserve or existing homes, and therefore did not require additional analysis. Another traffic alternative discussed was the possibility of a modified traffic circle at the intersection of Seminary Road and Beauregard Street (see Figure 1 for illustrative concept drawings), which is still under analysis.

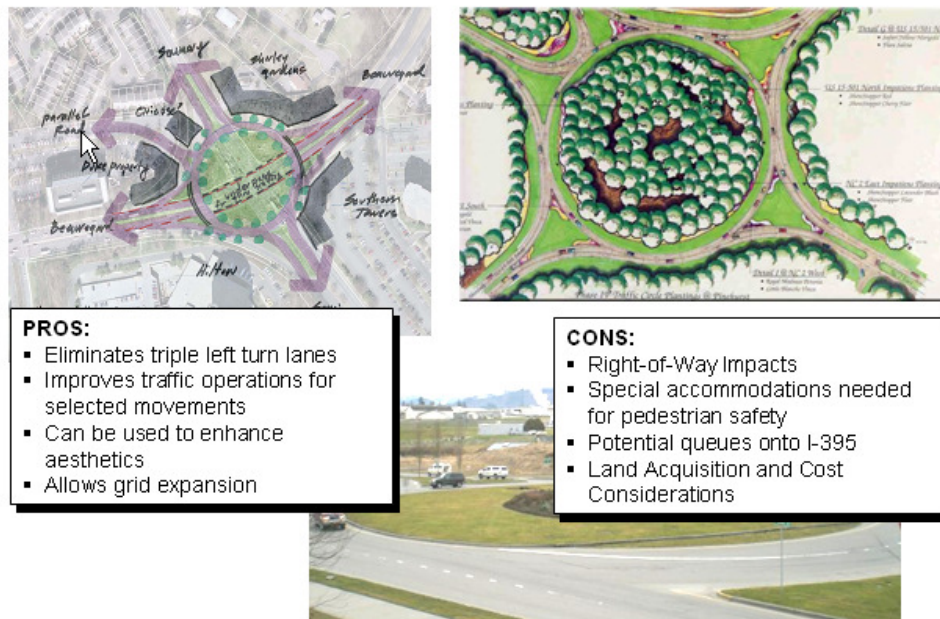


Figure 1

### **October 5th Planning Commission Work Session:**

City staff made a similar presentation at the October 5th Planning Commission Work Session. The Commission raised several concerns and comments that included:

- Need to better understand what can be developed under existing zoning, and what the repercussions are of not planning;

- The planning process needs to be more transparent and involve the community – stakeholders;
- Transportation and transit solutions need to be identified early in the process;
- Need to focus on addressing transportation issues related to BRAC; and
- Consider using the approach of requiring phasing of development and infrastructure, similar to the recently approved North Potomac Yard Plan.

**October 21, Meeting with Beauregard Ad -hoc Group:**

Attendees discussed concerns with the planning process, and the need for more transparency and involvement from stakeholders. Most attendees discussed the need for a stakeholder group with a standing meeting to partner with the City and developer on developing a plan. A follow-up meeting will be held to discuss the make-up of a stakeholder group and next steps.

**October 26, 2010, City Council Work Session:**

The work session was intended to discuss the process moving forward with Beauregard Plan, a process to involve the community and how the proposal impacts the work program for other plans such as Eisenhower West. City staff proposed the following steps to move forward:

- Meet with the Beauregard Corridor Plan Ad-hoc group to discuss the process and make up of the stakeholder group;
- Create a Beauregard Corridor Stakeholder Group, which is anticipated to include residents, property owners-developers and other members to advise staff on the preparation of the plan;
- Meet with the stakeholder group to discuss transportation assumptions for the traffic study;
- Ensure the community process is inclusive and that the process is coordinated with other on-going studies such as the Affordable Housing Master Plan, High-Capacity Transit Corridors Work Group, and the BRAC- 133 groups.
- Integrate transportation and land use planning; and
- Prepare for an approximately 12-month stakeholder group process.

**Next Steps:**

The City Council directed staff to prepare a detailed work program that identifies the relationship of the various Beauregard-related groups—BRAC-133, Beauregard Corridor Plan Ad-hoc group, the proposed new Beauregard Corridor Plan Stakeholder Group, Housing Master Plan Advisory Group, and the High-Capacity Transit Corridor Work Group—and detailing the next steps and overall schedule. The Council requested staff bring back the proposal to its November 23<sup>rd</sup> meeting.